

Arlington Historic District Commissions

May 23, 2013
Whittemore Robbins House

FINAL & APPROVED MINUTES

Commissioners

Present:

D. Baldwin, B. Cohen arrived at 8:13pm, J. Cummings,
S. Makowka, J. Worden

Commissioners

Not Present:

J. Black, M. Logan, J. Nyberg, M. Penzenik, T. Smurzynski

Guests:

E. Clinton, L. Smith, N. McCarthy, J. Hammerman, M. Leary,
M. Bush, C. Hamilton, C. Barry

1. AHDC Meeting Opens 8:00pm
2. Appointment of alternate Commissioners; Jason/Gray – B. Cohen, J. Cummings, S. Makowka,
3. Approval of draft minutes from March 21, and April 25, 2013 meetings. J. Worden faxed changes to Carol which will be incorporated. On 3/21 S. Makowka arrived after the start of the meeting and was appointed as well to Mt Gilboa/Crescent Hill and Pleasant Street. With changes D. Baldwin moved approval of March 21 minutes with changes, seconded by B. Cohen, unanimously approved. D. Baldwin moved approval of April 25 minutes, seconded by B. Cohen, unanimously approved.
4. Communications
 - a. Email from C. Kowalski re: 23 Maple Street update. Porch project going out to bid soon.
 - b. Email from J. Worden re: questions on permit at 208 Pleasant Street
 - c. Email from D. Baldwin re: Academy Street construction update. S. Makowka gave update. Clearly concern raised by residents of Academy Street. S. Makowka talked with Building Dept. regarding development of standards for historic districts. DPW and Town Manager had meeting with Academy Street residents and he attended. Upshot is project is pushed back and proposal in near term is to do paving and setting of granite curbs. Proposal to put off sidewalks but D. Baldwin said another proposal was put forward after S. Makowka left spurred by concerns of neighbors with particularly bad sidewalks. D. Baldwin as a resident sent thank you notes to town officials and feels it was a productive meeting and that it is important to look at the bigger picture and not rush through anything. He liked DPW director's idea to put it off until master plan is finalized. Both came out after meeting and looked at sidewalks at two homes in worst shape and are considering putting a hot top down as a short-term repair. Master Planning Process is moving forward and S. Makowka has been invited to participate and he's been to a stakeholder meeting. He emphasized he was representing the historic districts and wanted to incorporate everything into the planning. Also sat in on the ATED subcommittee that is developing signage proposals for historical and cultural

resources in Town. S. Makowka stated that the AHDC is in the master planning process in a policy advisory role and we have an opportunity to help influence this process by coming up with suggestions such as possible alternatives adopted in other towns to show as examples of what we would like to happen. J. Worden noted that he was also invited to interview at Town Hall to talk about the master planning process.

- d. Call from M. Jiminez (Advocate Reporter) re: meeting update
- e. Emails and application for 24 Jason Street
- f. Email re: 122 Claremont Ave. for information on allowable changes
- g. Email from V. Rose re: visit from homeowner of 164 Pleasant Street for information
- h. Application from 69 Crescent Hill Ave (Bush) re: window changes
- i. Application from 86 Pleasant Street (Coyner) re: chimney repointing
- j. Application from 20 Prescott Street (Vasilyev) for addition of side porch
- k. Application from 33 Westminster Ave. (Smith) for roof replacement CONA
- l. Application from 7 Oak Knoll (Bailey) for step repair CONA
- m. Call re: painting house on register on Pleasant Street
- n. Call re: roof replacement in Mt Gilboa/Crescent Hill Historic District
- o. Call and email for CONA for 22 Russell Street for steps and railing repair
- p. Email from Jason Street resident (McKay) for vacant Commissioner seat
- q. Email from D. Baldwin regarding applicant for vacant Commissioner seat
- r. Emails by S. Makowka with owner of 736 Mass. Ave. and working on actual work proceeding. S. Makowka is following up with applicant.
- s. B. Cohen said 8 Wellington Street seems to be preparing to paint the outside of house.
- t. D. Baldwin stated that Chris Wright on Academy Street informed him that they are working on proposed garage plans. D. Baldwin recommended that they talk with neighbors and come before the Commission informally to discuss the work in order to get the ball rolling in the right direction.

5. New Business

Hearings (typically last around 20 minutes per application)

8:20pm

- a. **Continuation of Formal Hearing for 161 Pleasant Street (Clinton) re: new fence installation.** E. Clinton explained they were trying to make the front yard safe for their family by creating some barrier from the street. A full stone wall wouldn't be quite practical, so they are proposing to use a short stone wall that is identical to the one in the back of the house with 3 foot tall granite posts on either side of the driveway. The wall would be 2 feet tall and will extend from the granite posts on either side of the driveway for a short distance with the remainder of the frontage filled in with plantings. They will put the temporary fabric gate across the driveway as necessary for safety but this would be temporary. J. Cummings said she likes how this frames the house and it mimics the wall in the back. S. Makowka said this looks great and appreciates the applicant's working with the Commission to come back with this plan. J. Cummings moved approval of new site plans as presented at hearing tonight for 161 Pleasant Street for COA. Seconded by D. Baldwin. Unanimous approval. Monitor: J. Cummings

Documentation Submitted: Application, Plans, Photoshop

- b. **Formal Hearing re: 24 Jason (Toner/Smith) re: gutter/fascia/soffit changes.** L. Smith brought additional pictures and clarified that they are using like with like on lower porch (per existing CONA) but would like to replace the gutters and fascia on the upper eaves with the type of fiberglass gutters previously approved by the AHDC and with Azek fascia and soffit boards where they have been damaged by animals and rot. They are looking to get the work done before the fall. He said he has contacted the fiberglass gutter manufacturer who stated that Azek has worked well with his fiberglass gutters. D. Baldwin did some research on the Azek and generally good reviews though some composite materials have

expansion/contraction problems. C. Barry offered that the manufacturer's information regarding butt edge gluing is unreliable and he has found that you need to use an overlapping "shiplap" type joint to ensure no gaps. This was a discussion about this request only applying to the upper eave; the lower porch will be all wood; this is just the up high area. It was suggested that they consider trimming back the trees next to the house both to remove the highway for the squirrels and to let the house breathe. S. Makowka noted that this particular application is for an upper eave, 3 stories up, difficult to access, and perhaps appropriate to do an experiment with the proposed material. Given that set of justifications he feels it would be appropriate and a good educational experience for the Commission. The applicant confirmed that everything will be painted.

S. Makowka noted for the record that he doesn't want this to be read as Azek approval will happen in any or all additional cases; this is a onetime approval for a specific reason and does not set a precedent. The applicant clarified that they are looking for approval to do the entire upper eave but might not touch some areas if they turn out to be in good condition. B. Cohen moved approval of application requesting use of Azek to repair soffits and fascia with the understanding that this is approval on a specific case basis as well as approval of fiberglass gutters. Seconded by J. Worden. S. Makowka noted that the specified fiberglass gutter is the specific type approved by Commission in recent past, manufactured by the Fiberglass Gutter Company in Pembroke MA. Unanimously approved. Monitor: S. Makowka

Documentation Submitted: Application, Pictures, Emails

- c. **Informal Hearing re: 208 Pleasant Street (Hart) for solar panels installations.** N. McCarty, representative of Solar Company was present to discuss project. They had been given building permit to install solar panels on the back side of 208 Pleasant Street and are now looking to expand that installation. The Commission noted that the original building permit had been inadvertently issued prior to the project being considered and approved by the AHDC and that the proposed expansion was on hold pending consideration by the AHDC. N. McCarthy said that he absolutely wanted to work with the Commission and asked about our criteria. He was directed to the Commission's Design Guidelines and S. Makowka summarized that the Commission typically desired panels to be on a less visible façade, installed flush to roof, colored to blend in roof where possible, and installed so as to preserve the existing architectural features of the structure. N. McCarthy thanked the Commission for the information and stated that they intended to come in for a formal hearing next month.
- d. **Informal Hearing re: 20 Prescott Street (Vasilyev) for addition of side porch.** Mr. Vasilyev presented new plans for new side porch. He described that the current porch design has a smaller footprint than originally proposed has a much smaller overall size. It basically mimics the design of the existing porches on the house. They will need to relocate the condenser back a few feet but can't put it under porch. They will be matching the detailing on existing front and back stairs and will be using all wood materials. The Commission offered positive feedback about the proposed design. A formal hearing will be advertised for next month. It was suggested that for the formal hearing, the applicant should bring a materials specifications sheet but that there was no requirement that the architect be present.

6. Other Business

- a. Preservation Loan Program Update – No discussion
- b. Outreach to Neighborhoods & Realtors -- No discussion

- c. Update of Project List by Commissioners -- See below. Commissioners were requested to review their projects to provide a status update.
- d. Discussion re: joint AHDC/AHC meeting -- No discussion
- e. Open Commissioner Seats -- S. Makowka noted that postcards to neighbors sent out to owners and residents of the open seats and notices had been posted on line on the Town's website as well as published in the Advocate. He was gratified by the response from a number of potential new commissioners who had been invited to the meeting tonight to introduce themselves to the Commission. Charles Barry, Jason Street resident, gave an overview of his background. He has a degree in architecture. He runs his own company doing building and architecture and is looking to give back to the community. Cynthia Hamilton, also a Jason Street resident, gave overview of her background. Michael Bush, Crescent Hill Ave. resident, is an engineer and was previously a carpenter working primarily historic preservation carpentry. He is familiar with the Commission's work having been before Commission approx. 5 times. S. Makowka thanked them all for coming and noted that we would need to forward their names on to the BOS who are the appointing authority. S. Makowka moved we forward the following nominations to the BOS: C. Barry to Jason/Gray, C. Hamilton to Broadway, and M. Bush to Crescent Hill/Mt Gilboa. Unanimously approved.

7. OPEN FORUM

Any matter presented for consideration of the Commission shall neither be acted upon, nor a formal decision made the night of the presentation

- a. New owners of 23 Jason Street discussed how they were planning to proceed with making changes on their new home.

8. REVIEW OF PROJECTS (See project list below)

Project List:

1. 11 Westmoreland Avenue (Caruso 01-12M) 6/02 -- Cohen-COA
2. 79 Crescent Hill (Moore, 04-5G) -- Cohen-CONA
3. 175 Lowell Street (Erickson for Hill, 05-07M) -- Cohen -- COA
4. 105 Westminster Ave. (Orrigo -- 05-27M) -- Cohen -- COA
5. 123 Westminster Ave. (Urgotis -- 06-26M) -- Makowka -- CONA (Front Steps)
6. 152b Pleasant St. (Cury -- 07-16P) -- Worden -- COA (Fence) - REMOVE
7. 10 Montague St. (Jirak -- 07-20M) -- Makowka -- CONA (Fence Replacement)
8. 3 Westmoreland Ave. (Canty -- 07-23M) -- Makowka -- CONA (Roof & Light)
9. 149 Pleasant St. (Alberto -- 07-53P) -- Penzenik -- COA (Porch Windows)
10. 170 Pleasant St. (Gillis/Kelly -- 07-56P) -- Cohen -- COA (Basement Windows)
11. 72 Westminster Ave. (Colman -- 08-01M) -- Cohen -- COA (Front Porch)
12. 34 Jason Street (Szymanski -- 08-09P) -- Makowka -- CONA (Deck on Rear)
13. 754 Mass. Ave. (Vorlicek -- 08-31J) -- Worden -- COA (Handicap Lift, Stairs, Entry, Door)
14. 193 Westminster Ave. (Pemsler -- 08-33M) -- Cohen -- COA (porch, siding removal, stairs)
15. 175 Pleasant Street (Lucchese -- 08-34P) -- Penzenik -- COA (fence)
16. 393-395 Mass. Ave. (Barkan -- 08-45B) -- Makowka - 10 Day COA (Shutters)
17. 14 Westmoreland Ave. (Leveille -- 08-48M) -- Makowka -- CONA (Retaining Wall)
18. 81 Westminster Ave. (Lemire -- 09-06M) -- Makowka -- CONA (Windows)
19. 184 Westminster Ave. (Kahn -- 09-10M) -- Makowka -- COA (Roof)
20. 160 Westminster Ave. (Jackson -- 09-12M) -- Makowka -- COA (Addition Revision)
21. 156 Westminster Ave. (LaFleur/Ehlert -- 09-13M) -- Makowka -- CONA (Driveway, Steps, Landing)
22. 179 Westminster (Cerundolo -- 09-20M) -- Cohen -- COA (Porch, Trim, Siding Removal)
23. 203 Lowell Street (Salocks/Stafford -- 09-22M) -- Makowka -- COA (Addition)
24. 74 Pleasant Street (St Johns -- 09-25P) -- Worden -- COA (Sign & lighting)
25. 86 Pleasant Street (Coyner -- 09-26P) -- Makowka -- 10 Day COA (shutters)

26. 79 Crescent Hill Ave. (Diaz – 09-31M) – Makowka – COA (door removal, stoop, window)
27. 147 Lowell Street (Nyberg – 09-41M) – Smurzynski – COA (Deck)
28. 10 Montague Street (Jirak – 09-46M) – Makowka – CONA (Garage Deck Demolition)
29. 109 Westminster Ave. (Rines/Pascale – 10-03M) – Makowka – COA (Porch)
30. 174 Westminster Ave. (Landwehr/Szaraz – 10-06M) – Makowka – CONA (Wood Window Repair)
31. 10 Montague Street (Jirak – 10-07M) – Makowka – COA (Railings)
32. 174 Westminster Ave. (Bush/Sheldon – 10-09M) – Makowka – CONA (Gutters)
33. 23 Maple Street (Town of Arl. – 10-13P) – Makowka – CONA (Door)
34. 215 Pleasant Street (Gruber – 10-15P) – Penzenik – COA (Garage Door)
35. 193 Westminster (Pemsler - 10-21M) – Cohen – COA (Windows, Siding)
36. 114 Westminster Ave. (Metzger – 10-28M) – Makowka – CONA (Shingles-Porch-Rafters)
37. 114 Westminster Ave. (Metzger – 10-29M) – Nyberg – COA (Windows)
38. 10 Jason Street (Young-Sullivan – 10-32J) – Cohen – COA (Chimney-Skylite)
39. 123 Westminster Ave. (Urgotis – 10-38M) – Makowka – CONA (Porch Columns)
40. 193 Westminster Ave. (Pemsler – 10-41M) – Cohen – COA (Siding Removal-Clapboard-Windows)
41. 3 Westmoreland Ave. (Canty-Eng – 10-42M) – Makowka – CONA (Window Sash)
42. 14 Westmoreland Ave. (Leveille – 10-45M) – Makowka – CONA (Vinyl Siding Removal-Shingle Repair on Areas Not Visible from Public View)
43. 25 Elder Terrace (Hussain – 10-47M) – Makowka – CONA (Roof, Gutters, Down Spouts)
44. 52-54 Westminster Ave. (O'Shea – 10-49M) – Makowka – COA (Door)
45. 14 Westmoreland Ave. (Leveille – 10-51M) – Cohen – COA (Siding-Attic Windows)
46. 12 Elder Terrace (Folkers – 10-53M) – Cohen – COA (Garage)
47. 24 Jason Street (Smith-Towner – 10-54J) – Makowka – CONA (Stairs-Handrail)
48. 160 Westminster Ave. (Jackson – 10-58M) – Makowka – CONA (Fence)
49. 19 Westmoreland Ave. (Naar – 11-01M) – Makowka – CONA (Porch-Stairs-Rail-Trim)
50. 50 Westmoreland Ave. (Sessa – 11-04M) – Makowka – CONA (Shingles)
51. 188-190 Westminster Ave. (Kokubo – 11-08M) – Penzenik – COA (Addition-Windows)
52. 69 Crescent Hill Ave. (Bush-Sheldon – 11-09M) – Makowka (Siding-Deck-Windows)
53. 114 Westminster Ave. (Fleming-Metzger – 11-10M) – Makowka – CONA (Rear Deck)
54. 157 Lowell Street (Stevens – 11-12M) – Makowka – CONA (Railing)
55. 69 Crescent Hill Ave. (Bush-Sheldon – 11-13M) – Nyberg – COA (Shingles/Clapboard)
56. 44 Academy Street (Gevalt/Bachrach -11-21P) – Penzenik – COA (Shed)
57. 35 Jason Street (Lynch – 11-22J) – Makowka – COA (Rear Deck and Addition)
58. 21 Montague Street (Elwell/Nemec – 11-25M) – Makowka – CONA (Fascia-Porch-Rail)
59. 157 Lowell Street (Stevens – 11-32M) – Makowka – CONA (Fence)
60. 20 Russell Street, #1 (Briggs – 11-37R) – Makowka – CONA (Windows)
61. 170 Pleasant Street (Gillis-Kely – 11-39P) – Levy – COA (Basement Windows)
62. 19 Jason Street (Dargon-Green – 11-40J) – Cohen – COA (Rear Deck-Stairway-Rails on Front)
63. 160 Westminster Ave. (Jackson – 11-41M) – Nyberg – 10 Day COA (Shed)
64. 52-54 Westminster Ave. (O'Shea – 11-46M) – Makowka – CONA (Rear Deck/Porch)
65. 111 Pleasant Street (Frideau – 11-49) – Nyberg – COA (Fence)
66. 161 Westminster Ave. (Lancelotta – 11-50M) – Black – COA (Gutters)
67. 187 Westminster Ave. (Danaher-O'Brien – 11-51M) – Makowka – CONA (Roof)
68. 187 Lowell Street (Grinnell – 11-52M) – Makowka – 10 Day COA (Door and Windows)
69. 82 Westminster Ave. (Ivers – 12-01M) – Makowka – CONA (Storm Windows)
70. 204 Pleasant Street (English – 12-02P **DENIAL**) – Makowka (Address Marker/Wall)
71. 10 Montague Street (Silverman/Stima – 12-05M) – COA (Deck Doors)
72. 55 Academy Street (Givertzman – 12-06P) – Nyberg – COA (Addition-Windows)
73. 30-32 Jason Street (Harris/Charest – 12-08J) – Makowka – CONA (Porch Repair)
74. 23 Water Street (Whitford – 12-09R) – Baldwin – COA (Rooftop Solar Panels)

75. 15-15A Avon Place (Burke – 12-10A) – Black/Nyberg – COA (Main House/Garage Demo/Carriage House Build)
76. 3 Westmoreland Ave. (Canty/Eng-12-12M) – Makowka – CONA (Wall)
77. 41 Crescent Hill Ave. (Mead – 12-13M) – Makowka – CONA (Roof)
78. 19 Maple Street (Hirani – 12-14P) – Makowka – CONA (Gutters)
79. 734 Mass. Ave. (Davidson – 12-17J) – Makowka – CONA (Windows)
80. 214R Pleasant Street (Bisher-Bernstein – 12-22P) Penzenik - COA (House Redesign)
81. 20 Russell Terrace (Ulin – 12-23R) – Makowka – CONA (A/C Replacement)
82. 30 Jason Street (Harris – 12-25J) – Makowka – CONA (Rear Windows)
83. 252 Pleasant Street (Schweich – 12-27P) – Nyberg – COA (Windows-Decks&More)
84. 66 Pleasant Street (Fraumeni – 12-30P) – Makowka – CONA (Gutters/Downspouts)
85. 10 Avon Place (Gnewuck – 12-31A) – Makowka – CONA (Shingles)
86. 114 Westminster Ave. (Fleming/Metzger – 12-32M) – Makowka – CONA (Windows)
87. 30 Jason Street (Harris – 12-34J) – Nyberg – COA (Windows)
88. 11 Wellington Street (Herold – 12-36P) – Makowka – CONA (Fence)
89. 10 Avon Place (Gnewuck – 12-37A) – Cohen – COA (Railing)
90. 23 Maple Street (Town of Arl. – 12-38P) – Makowka – COA (Porches-Entry-Fire Esc)
91. 156 Pleasant Street (Seitz – 12-39P) – Penzenik – COA (Windows)
92. 47 Irving Street (Kaplan – 12-40J) Cohen – COA (House Addition)
93. 119 Pleasant Street (Poulos – 12-43P) – Makowka – CONA (Roof)
94. 60 Pleasant Street (Brentwood – 12-44P) – Makowka – CONA (Sliding Doors)
95. 28 Russell Street (Ames – 12-45R) – Makowka – CONA (Fence)
96. 259 Pleasant Street (Fatula – 12-46P) – Nyberg – COA (Gutters)
97. 28 Russell Street (Amex – 12-48R) – Makowka – COA (Porch/Stairs/Railings)
98. 60 Pleasant Street (Brentwood – 12-49P) – Makowka – CONA (Windows)
99. 30 Jason Street (Harris/Charest – 12-50J) – Makowka – CONA (Sills/Wells)
100. 119 Pleasant Street (Poulos Trust – 12-53P) – Makowka – CONA (Windows)
101. 30 Jason Street (Harris/Charest – 12-52J) – Nyberg – COA (Porches)
102. 11 Oak Knoll (Clossey – 12-54P) – Cohen – CONA (Dormer, Window Repair)
103. 140 Pleasant Street (Haas – 12-55) – Makowka – CONA (Gutter)
104. 35 Jason Street (Lynch – 12-56J) – Makowka – CONA (Fence)
105. 195 Westminster Ave. (Rothstein – 13-01M) – Cohen – COA (Skylights/Tube)
106. 81 Westminster Ave. (Lemire – 13-02M) – Makowka – CONA (Door)
107. 3 Westmoreland Ave. (Canty – 13-03M) – Makowka – COA (Roof Vent)
108. 55 Westminster Ave. (Maier/Ching – 13-04M) – Cohen – COA (Windows)
109. 21 Central Street (Dyer – 13-05C) – Cohen – COA (Solar Panels)
110. 119 Pleasant Street (Poulos – 13-06P) – Makowka - CONA (Doors)
111. 75 Pleasant Street (Bos. Church of Christ – 13-07P) – Makowka/Cohen – COA (Annex Renovations/Church Restorations)
112. Lot 47 (aka 247 Pleasant Street- 13-08P) – Nyberg – COA (new house)
113. 160 Westminster Ave. (Jackson – 13-09M) – Nyberg – COA (Fence)
114. 204 Pleasant Street (Sirah RT – 13-10P) – Penzenik – COA (Cupola/Windows)
115. 19 Jason Street (Dargon – 13-11J) – Makowka – CONA (windows)
116. 188 Pleasant Street (Cleary/Carr – 13-13P) – Makowka – CONA (AC units)

Meeting Adjourned 9:50pm